



Soar Hill Farm, Cwm-yr-Eglwys, Dinas Cross – SA42 0SJ

£950,000 Freehold

- Within half a mile of the beach at Cwm-yr-Eglwys, a delightfully situated 10 Acre Residential Holding which includes a substantial Detached 2 storey, (predominantly stone built), Farmhouse Residence.
- Spacious 4 Reception, Kitchen/Breakfast, 5 Bedroom and 2 Bathroom accommodation.
- Double Glazed Windows and Doors throughout. Oil fired Central Heating. Loft Insulation.
- Large gardens and grounds with Lawned areas, an Orchard and Stone/Slate Paved Patio areas.
- Ample Off Road Vehicle Parking and Turning Space.
- 10 Acres or thereabouts of Land including 7 ½ Acres Pasture Land, 1 ¼ Acres Wooded Copse and Half an Acre or thereabouts of Gardens and Grounds.
- Early inspection strongly advised in order to appreciate the qualities of this exceptional Coastal Smallholding.
- N.B. A member of the deceased's family is buried in O.S. No. 0864 in the Wooded Copse.

SITUATION

Soar Hill Farm stands alongside the Cwm yr Eglwys Road and is within a half a mile or so of the well known Coastal Village and Beach at Cwm yr Eglwys. Cwm-yr-Eglwys is a picturesque village which stands on the North Pembrokeshire Coastline between the Market Town of Fishguard (5 ½ miles West) and the well known Coastal Town of Newport (3 ½ miles East). Cwm-yr-Eglwys is renowned for the stone wall remains of its Ancient Church (St Brynach) and the adjoining Churchyard and the Beach. Cwm-yr-Eglwys stands within the Pembrokeshire Coast National Park which is designated an area of Outstanding Natural Beauty and protected accordingly. Within a mile or so is the popular village of Dinas Cross which has a good range of amenities and facilities. Pwllgwaelod Beach is situated within a half a mile by foot of Cwm-yr-Eglwys and also within easy reach are other well known Sandy Beaches and Coves.

MARKET TOWNS

Newport being close by, has the benefit of a good range of amenities and facilities including a Primary School, Health Centre and a Dental Surgery. There is a regular Bus Service along the Main A487 Road north east to Cardigan and west to Fishguard and south along the Main A40 to Haverfordwest. Fishguard is within a short drive has the benefit of a good Shopping Centre, Primary and Secondary Schools together with a wide range of amenities and facilities including a Health Centre. The County and Market Town of Haverfordwest is some 20 miles or so south and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including The County Council Offices and a Hospital at Withybush. There are good road links along the Main A40 from Fishguard to Haverfordwest and Carmarthen and the A48 and M4 to Cardiff and London, as well as good rail links from both Fishguard and Haverfordwest.

DIRECTIONS

From Fishguard, take the Main A487 Road north east for some 4 ½ miles passing through the village of Dinas Cross and after leaving the village, a third of a mile or so further on, take the turning on the left, signposted to Cwm-yr-Eglwys. Continue on this road for a third of a mile or so and Soar Hill Farm is the second property on the right hand side of the road. A "For Sale" Board is erected on site. Alternatively from Cardigan, take the Main A487 Road south west for some 11 miles passing through the Town of Newport and some 2 miles or so further on, take the turning on the right, signposted to Cwm-yr-Eglwys (opposite Gedeon Chapel). Follow directions as above.

What3words

///hospitals.dignify.pursue

DESCRIPTION

Soar Hill Farmhouse comprises a substantial Detached 2 storey residence of predominantly solid stone construction with part stone faced and mainly rendered and coloured elevations under a pitched composition slate roof. Accommodation is as follows:-

Ground Floor

Double Glazed Double Doors to:-

Side Entrance Porch

7' 3" x 5' 10" (2.21m x 1.78m)

With ceramic tile floor, double glazed windows, ceiling light and a half glazed door to:-

Hall

9' 2" x 9' 0" (2.79m x 2.74m)

(approximate measurement). With ceramic tile floor, open beam ceiling, coat hooks, 2 wall uplighters, built in Broom/Storage Cupboard with 2 electricity consumer units, electric light and 1 power point and doors to Breakfast Room, Sitting Room and:-

Cloakroom

6' 2" x 5' 8" (1.88m x 1.73m)

With ceramic tile floor, white suite of Wash Hand Basin and WC, part tiled surround, open beam ceiling, wall mirror, 2 wall lights, toilet roll holder, wall shelves, towel ring and a tiled shelf.

Sitting Room

28' 9" x 13' 10" (8.76m x 4.22m)

With fitted carpet, Stone fireplace with a raised quarry tiled hearth housing a Woodburning Stove, 3 double glazed windows (one with roller blind), natural stone wall, TV point, 8 power points, smoke detector (not tested), 7 wall uplighters, staircase to First Floor, understairs cupboard, glazed double doors to Dining Room, central heating thermostat control, open beam ceiling, door to Library and an opening leading to a:-

Reading/Sun/Sitting Area

6' 0" x 5' 0" (1.83m x 1.52m)

(maximum measurement) Formerly the Front Porch and having a ceramic tile floor, double glazed windows and a ceiling light.

Dining/Garden Room/Conservatory

20' 9" x 14' 6" (6.33m x 4.42m)

(maximum). With a Ash wood floor with underfloor heating, double glazed windows and a glazed roof with concertina blinds, built in Storage Cupboard with central heating manifold, central heating thermostat control, 6 power points, double glazed French doors to rear Slate/Stone Paved Patio, 2 double glazed Skylight Windows and a glazed door to:-

Breakfast Room

14' 4" x 9' 4" (4.37m x 2.85m)

With ceramic tile floor with underfloor heating, central heating thermostat control, double glazed window with roller blind, open beam ceiling, 4 ceiling/wall spotlights, wall shelves, telephone point, 8 power points, door to Hall and 2 openings to:-

Kitchen

15' 0" x 10' 0" (4.57m x 3.05m)

With part tiled surround, double glazed windows (affording Sea views) and a double glazed door to rear Stone/Slate Patio, 10 downlighters, 2 wall spotlights, fitted Bespoke range of Ash floor cupboard with Maple worktops, built in Britannia Electric Cooker Range with 2 Ovens and Grill with a 5 ring LP Gas Cooker Hob and shelves to either side, Britannia Cooker Hood (externally vented), built in Bosch dishwasher, built in AEG fridge freezer, granite cutting board, inset single drainer Porcelain 1 ½ bowl sink unit with mixer tap, cooker box, 6 power points, appliance points and a breakfast bar. A door from the Sitting Room gives access to a:-

Library/Computer/Music Room

15' 5" x 14' 6" (4.70m x 4.42m)

With fitted carpet with underfloor heating, central heating thermostat control, fitted book/record shelves on 3 walls, 2 ceiling lights, exposed "A" frames, double glazed French door to a front Ornamental Stone Hardstanding area, double glazed French Doors to rear Slate/Stone Patio, coloured natural stone wall, telephone point, power points, doors to Master Bedroom and:-

Utility Room

10' 0" x 6' 10" (3.05m x 2.08m)

(maximum). With ceramic tiled floor, double glazed window with roller blind, strip light, single drainer stainless steel sink unit with hot and cold, part tiled surround, fitted shelves, access to a Loft, 3 Honeywell Central Heating Timeswitches, plumbing for automatic washing machine, a Niche with Slate shelf and door to:-

Workshop/Store/Hobby Room

14' 0" x 10' 9" (4.27m x 3.28m)

With double glazed window, 2 pairs of double doors leading to front and rear gardens, fitted worktop, wall shelves, Myson wall mounted fan heater, 2 strip lights and a Honeywell Central Heating Thermostat Control. A door from the Library/Computer/Music Room gives access to:-

Bedroom 1

17' 4" x 11' 6" (5.28m x 3.51m)

plus Corridor 8'2" x 3'5" With fitted carpet with underfloor heating, 2 double glazed windows, double glazed (Arched) French door to rear Stone/Patio Garden, TV point, telephone point, 9 power points, 2 wall uplighters, central heating thermostat control and door to:-

En suite Bathroom 11'6" x 8'1" (3.51m x 2.46m)

With ceramic tile floor, central heating thermostat control, ceiling light and 3 wall lights, 2 heated towel rails/radiators, suite of WC and Wash Hand Basin in a bespoke vanity surround, panelled Bath, glazed and tiled Quadrant Shower with a Thermostatic Shower and Body Jets, Velux window, tiled walls and a tiled shelf, double glazed window with roller blind, exposed beams and access to an Insulated Loft. A staircase from the Sitting Room gives access to a:-

Split Level Half Landing

With fitted carpet, 2 wall spotlights and stairs to:-

First Floor

Landing

9' 0" x 3' 6" (2.74m x 1.07m)

plus Inner Landing 11'5" x 5'0" (maximum). With fitted carpet, ceiling light and wall uplighter, smoke detector (not tested) and access to an Insulated Loft.

Bedroom 2

16' 0" x 11' 3" (4.88m x 3.43m)

With fitted carpet, open beam ceiling, 4 wall uplighters, built in double wardrobe, 2 ceiling lights, double panelled radiator, TV point, fitted bookshelves, 6 power points and an opening and step down to:-

Office/Study/Work Area

13' 3" x 7' 10" (4.04m x 2.39m)

With fitted carpet, double glazed windows affording superb Coastal Sea views over Newport Bay to Morfa Head, fitted desk, double panelled radiator, telephone point and 8 power points.

Bathroom

8'0" x 7'10" (2.43m x 2.38m) With ceramic tile floor, suite of panelled Bath, Wash Hand Basin and WC, fully tiled walls, double glazed window, towel rail, shaver light/point, wall mirror, Mira 88 Thermostatic Shower over Bath, glazed shower screen, towel ring and a ceiling light.

Bedroom 3

13' 3" x 10' 5" (4.04m x 3.18m)

With fitted carpet, double panelled radiator, 3 double glazed windows (affording Sea views), fitted triple wardrobe, TV point, telephone point, 6 power points, ceiling light and access to an Undereaves Storage Cupboard with shelves.

Bedroom 4

12' 8" x 10' 4" (3.86m x 3.15m)

With fitted carpet, double glazed window, 3 wall uplighters, double panelled radiator, built in double wardrobe and 3 power points.

Bedroom 5

9' 0" x 6' 11" (2.74m x 2.11m)

With fitted carpet, double glazed window with roller blind, double panelled radiator, 2 wall uplighters, open beam ceiling and 1 power point.

Externally

Directly to the fore of Soar Hill Farmhouse is a Stone/Slate Patio Area with Flowering Shrubs together with a gravelled/ornamental stone drive and hardstanding which allows for ample Vehicle Parking and Turning Space. Adjacent to the southern gable end of the Farmhouse is a hardstanding area allowing for Off Road Parking for 2/3 Vehicles. Directly to the fore of the Property is an Ornamental Stone/Gravelled Hardstanding area which allows for ample Vehicle Parking and Turning Space. Adjoining the parking area is an Orchard with numerous Apple Trees and a Timber Garden Store Shed 20'0" x 10'0" approx. There is also a 2500 Litre Bunded Oil Tank. Outside Electric Lights and Outside Water Tap. Directly to the rear of the Property is a large stone/slate Patio area which is bounded by dwarf stone walls. There are also Flowering Shrubs, and beyond is a large Lawned/Grassed Garden together with a Wetland area which is affected by reeds and fenced off from the Lawned Garden.

The Agricultural Land

Adjoining the Garden are 3 Pasture Enclosures which are either level lying or gently sloping with a northerly aspect. The Land is all sheep fenced and is in good heart and in total extends to 7 ½ Acres or thereabouts of Pasture Land. There is also 1 ¾ Acres or thereabouts of Woodland on the eastern boundary which comprises of O.S. No. 0864 and includes Scots Pine, Rowan, Holly and other native deciduous trees. The Pembrokeshire Coast Footpath runs alongside the north eastern boundary of the Land. There is a field gate access to the Agricultural Land off Cwm-yr-Eglwys Road at or around point "A" on the Plan. The approximate boundaries of the entire Property are edged in red on the attached Plan to the Scale of 1/2500 and are set out in the:-

SCHEDULE OF AREAS

OS No Acreage

7962 - 0.16

8059 - 0.22

8264 - 1.16

8965 - 1.64

0065 - 2.64

0056 - 2.41

0864 - 1.76

Total - 9.99 Acres

SERVICES

Mains Water and Electricity are connected. Drainage to a Sewage Treatment Plant. Double Glazed Windows and Doors. Oil Central Heating. Loft Insulation. Telephone, subject to British Telecom Regulations. Broadband Connection.

TENURE

Freehold with Vacant Possession upon Completion.

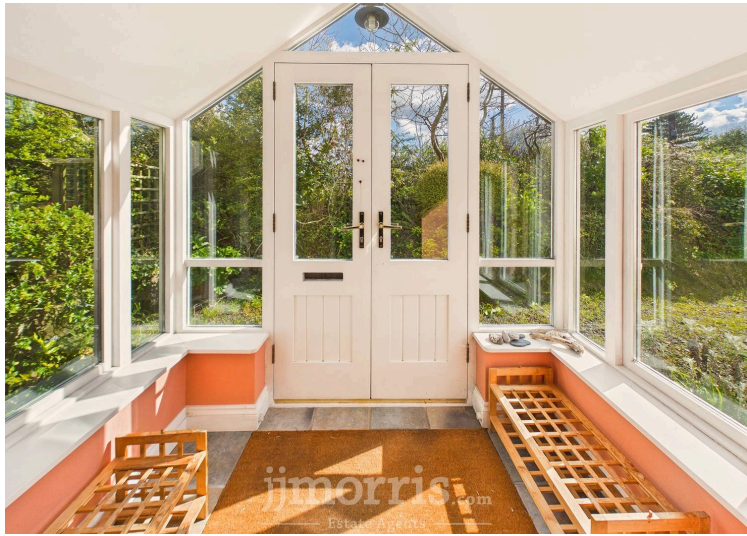
ACCESS RIGHTS

Pedestrian Access Rights of Ways will be reserved in favour of the vendor's family in order to visit a grave in O.S. No. 0864 where a member of the family has been buried. The Right of Access will be on Foot only and will be limited to 4 times a year which would mean crossing through O.S. No's 7962, 8264, 8965 and 0065.

N.B. The Woodland can also be accessed off the Pembrokeshire Coast Footpath.

REMARKS

Soar Hill Farm is an exceptional 10 Acre Residential Holding which stands within 300 yards or so of the Pembrokeshire Coastline and is within half a mile or so by foot of the beaches at Cwm-yr-Eglwys and Aberfforest. The Property benefits a spacious Detached 4 Reception, Kitchen/Breakfast, 5 Bedroom and 2 Bath/Shower Room Farmhouse Residence which benefits from Oil Central Heating, Double Glazing and Loft Insulation. It stands in good sized gardens and grounds and has large Stone/Slate Patio areas, an Orchard area, a Timber Garden/Store Shed 20'0" x 10'0" and approximately 9 ¼ Acres or thereabouts of Pasture Land and Woodland. Residential Holdings of this nature within close proximity of the North Pembrokeshire Coastline are few and far between and early inspection is strongly advised. Realistic Price Guide.







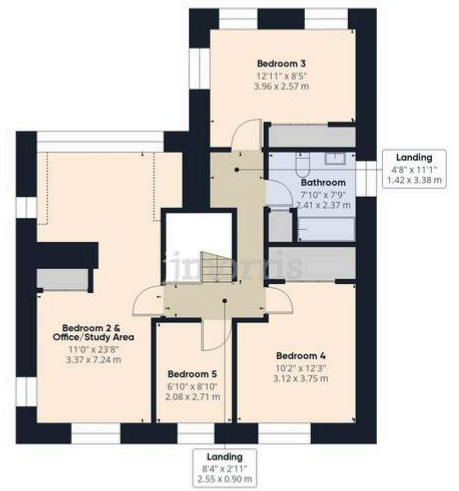






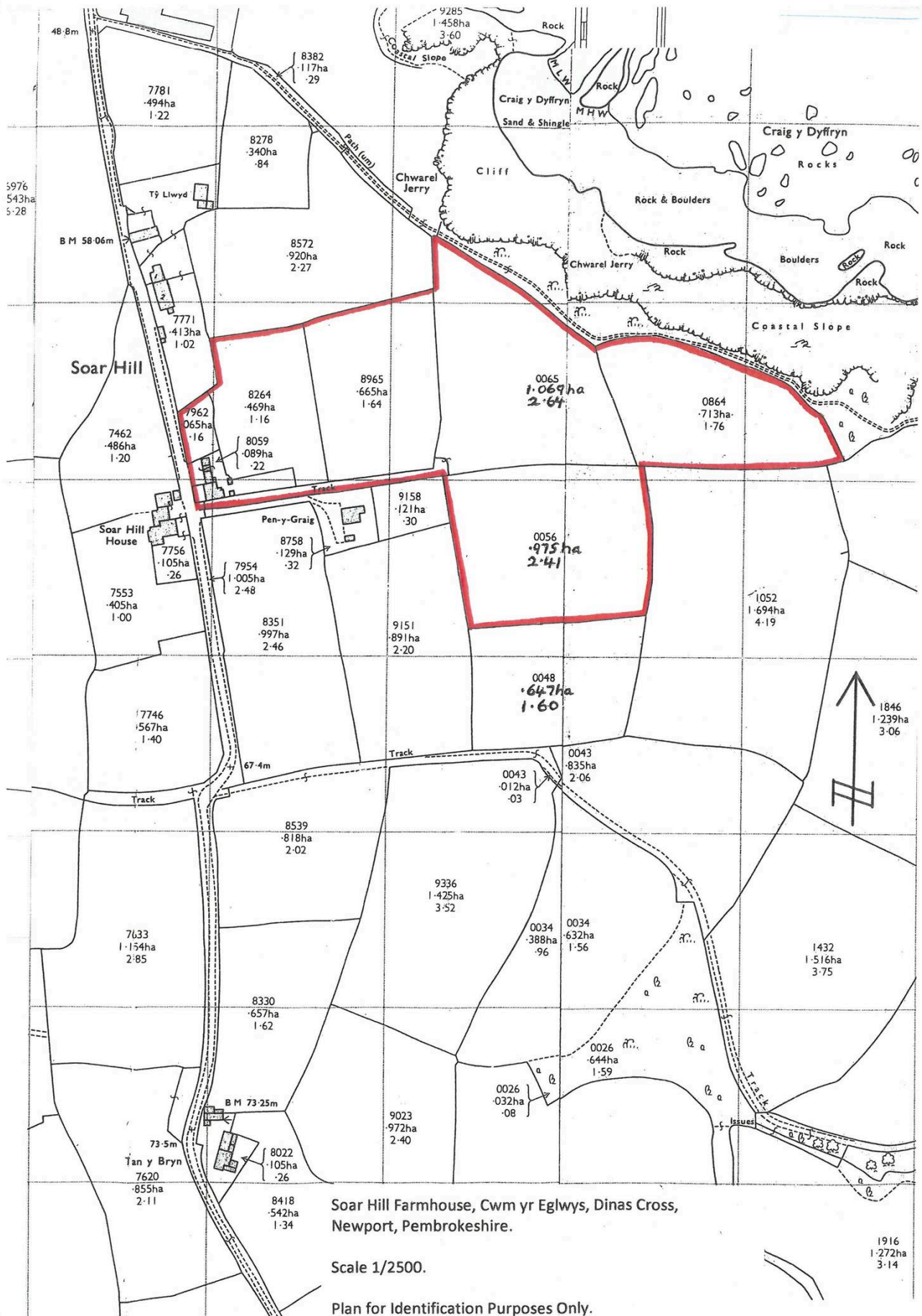


Floor 0



Floor 1





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